



COUNTY OF LOS ANGELES
TREASURER AND TAX COLLECTOR



MARK J. SALADINO
TREASURER AND TAX COLLECTOR

KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET, ROOM 437
LOS ANGELES, CALIFORNIA 90012

TELEPHONE
(213) 974-2101

TELECOPIER
(213) 626-1812

November 1, 2005

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**AGREEMENTS TO PURCHASE
"TAX DEFAULTED SUBJECT TO POWER TO SELL" PROPERTIES
SUPERVISORIAL DISTRICT 1-AGREEMENT 2479
SUPERVISORIAL DISTRICT 3-AGREEMENT 2486
(3 VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD:

Approve and instruct the Chair to sign the Purchase Agreements of "Tax Defaulted Subject to Power to Sell" properties being acquired by the City of Baldwin Park and the City of Calabasas (public agencies) pursuant to the Revenue and Taxation Code, with revenue to be provided to recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcels and any remaining tax balance to be cancelled from the existing tax rolls; and approve publication of the Purchase Agreements of "Tax Defaulted Subject to Power to Sell" properties.

PURPOSE OF RECOMMENDED ACTION

The properties described in the agreements may be sold in accordance with the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code and with the policy adopted by Board action on November 24, 1970 as indicated on Attachment "A". Exhibit "A", attached to each agreement, indicates the legal description and selling price of the parcels.

Upon approval, the enclosed agreements and copies are to be signed by the Chair and returned to the Tax Collector for transmittal to the State Controller for further approval. County Counsel has approved the agreements as to form.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

Approval of these agreements is in accordance with the Countywide Strategic Plan Goals of Fiscal Responsibility and Collaboration Across Jurisdictional Boundaries. Delinquent property taxes and costs are recovered, and limited-use parcels are identified for appropriate public purposes.

JUSTIFICATION

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" properties without the necessity of a public auction. The properties described in this letter will be acquired by two public agencies. The first agreement is with the City of Baldwin Park, which intends to utilize the property for a street-widening project at a key downtown intersection. The second agreement is with the City of Calabasas, the purpose of acquiring this property is for open space.

FISCAL IMPACT/FINANCING

Revenue will be provided to the County for apportionment among the affected taxing agencies, which will recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcels. Any remaining tax balance will be cancelled from the existing tax roll.

Existing appropriation is available in the current Treasurer and Tax Collector 2005/2006 Budget for publication costs. Publishing, in accordance with Section 3798 of the Revenue and Taxation Code, is the most cost-effective method of giving adequate notification to parties of interest.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" properties pursuant to Section 3791, et seq., of the Revenue and Taxation Code.

Attachment "B" is a summary of each public agency's purchase. This attachment indicates the affected Supervisorial Districts and the public use for which the properties are being acquired. Moreover, we have included copies of the relevant sections of the Revenue and Taxation Code pertaining to the Chapter 8 Agreement sale for your

The Honorable Board of Supervisors
November 1, 2005
Page 3

information. County Counsel has approved the agreements as to form. Attached to the agreements are the Assessor's parcel maps showing the dimensions and general location of the affected parcels.

Efforts will be made to contact the owners and parties of interest to inform them of their tax liabilities and the provisions for the redemption of the properties pursuant to Section 3799 of the Revenue and Taxation Code.

Section 3798 of the Revenue and Taxation Code mandates notice of agreements to be published once a week for three (3) successive weeks in a newspaper of general circulation published in the County.

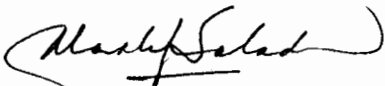
IMPACT ON CURRENT SERVICES (OR PROJECTS)

Not applicable.

CONCLUSION

Upon approval of the attached agreement forms, the Department of the Treasurer and Tax Collector will need all original documents returned for submission to the State Controller, as the State Controller's Office has the final approval of this and all Chapter 8 Agreements.

Respectfully submitted,



MARK J. SALADINO
Treasurer and Tax Collector

MJS:DJD:MD:sr
D:/ BOS LTR-Agreement2479&2489-11-1-05

Attachments

c: Assessor
Chief Administrative Officer
County Counsel
Auditor-Controller

ATTACHMENT "A"

COUNTY OF LOS ANGELES
OFFICE OF THE TREASURER AND TAX COLLECTOR
HALL OF ADMINISTRATION
225 NORTH HILL STREET
LOS ANGELES, CALIFORNIA 90012

HAROLD J. GATLY
TAX COLLECTOR

November 17, 1970

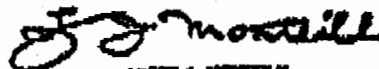
W. T. KIRWEL
CHIEF DEPUTY

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

178

NOV 24 1970

Board of Supervisors
383 Hall of Administration
Los Angeles, California 90012


LARRY J. MOSSMAN
EXECUTIVE OFFICER

Gentlemen:

TAX AGREEMENT SALES

RECOMMENDATION:

That the Tax Collector be directed to review all requests for agreement sales pursuant to Chapter 8 of the Revenue and Taxation Code and recommend to the Board whether such requests should be approved in whole, in part, or denied.

That the Tax Collector is further instructed to review and recommend the price to be paid for such sales which price, in the absence of special circumstances, shall not be less than the amount necessary to redeem the property pursuant to Part 7 of Division 1 of the Revenue and Taxation Code.

EXPLANATION:

This office has recently completed a review of the policies currently in use with regard to the acquisi-


Board of Supervisors - Page 2 - November 17, 1970

tion of tax deeded lands by taxing agencies under the authority of Chapter 8 of the Revenue and Taxation Code. This study showed that while present practices are in technical conformity with various statutory requirements, the \$1 per parcel price has remained constant since October 19, 1943.

It is the opinion of this office that the continuation of this nominal price is no longer in the best interest of the County and the other involved taxing agencies. The sale for a minimal fee of properties charged with sizable tax deficiencies results in substantial revenue losses to the County and other agencies.

The nominal fee can also result in requests for acquisition without adequate attention given to actual need by the requesting agency. The result is the removal of additional property from the tax base. If resold later as surplus, the proceeds accrue only to the acquiring agency.

Very truly yours,


HAROLD J. OSTLY

TREASURER & TAX COLLECTOR

HJO:cm

cc: 1 Clerk of the Board
5 One for each Supervisor
1 Chief Administrative Officer
1 County Counsel
6 Communications

SUMMARY OF PUBLIC AGENCY'S PURCHASE

FIRST SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2479

AGENCY

City of Baldwin Park
Public Agency

Selling price of this parcel
shall be \$17,983.00

Public Agency intends to utilize this
property for a street-widening
project at a key downtown
intersection.

<u>SUPERVISORIAL DISTRICT</u>	<u>LOCATION</u>	<u>PARCEL NUMBER</u>	<u>MINIMUM BID</u>
1 st	CITY OF BALDWIN PARK	8554-001-013	\$17,983.00

SUMMARY OF PUBLIC AGENCY'S PURCHASE

THIRD SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2486

AGENCY

City of Calabasas
Public Agency

Selling price of this parcel
shall be \$2,927.00

Public Agency intends to utilize this
property for open space purposes.

<u>SUPERVISORIAL DISTRICT</u>	<u>LOCATION</u>	<u>PARCEL NUMBER</u>	<u>MINIMUM BID</u>
3 rd	CITY OF CALABASAS	2072-002-015	\$ 2,927.00

AGREEMENT NUMBER 2479

CITY OF BALDWIN PARK

FIRST SUPERVISORIAL DISTRICT



December 9, 2004

DISTRICT

1

AGREEMENT

2479

Ms. Donna J. Doss
Assistant Treasurer and Tax Collector
County of Los Angeles
Kenneth Hahn Hall of Administration
225 North Hill Street, Room 130
P.O. Box 512102
Los Angeles, CA 90051-0102

Re: Your Letter Dated November 12, 2004 – Chapter 8 Agreements

Dear Ms. Doss:

This is to inform you that the City of Baldwin Park is interested in attempting to acquire Assessor's Parcel Number 8554-001-013, 4024 Maine Avenue, Baldwin Park using a Chapter 8 Agreement. The public purpose to which the subject property would be devoted is an important street-widening project at a key downtown intersection. The City does not have a Mission Statement at this time.

We look forward to working with your office toward the successful completion of this transaction. In the meantime, please do not hesitate to contact Mr. Melecio G. Picazo, Senior Redevelopment Project Coordinator, at (626) 960-4011, extension 495, with any questions concerning the foregoing.

Sincerely,


Jack Wong
Director of Community Development and Housing

received

12-9-04

S. Picazo

11:30 AM

Application to Purchase Tax-Defaulted Property from County

This application is to be completed by eligible purchasing entities to commence purchase of tax-defaulted property by agreement sale from the county under applicable provisions of the California Revenue and Taxation Code. Please complete the following sections and supply supporting documentation accordingly. Completion of this application does not guarantee purchase approval.

A. Purchaser Information

1. Name of Organization: City of Baldwin Park

2. Corporate Structure – check the appropriate box below and provide corresponding information:

☐ Nonprofit – provide Articles of Incorporation

☒ Public Agency – provide mission statement (If redevelopment agency, also provide agency survey map)

B. Purchasing Information

Determine which category the parcel falls under and then check the appropriate box as it relates to the purchasing entity's corporate structure and the intended use of the parcel:

Category A: Parcel is currently scheduled for a Chapter 7 tax sale

☐ Purchase by tax agency/revenue district to preserve its lien

☒ Purchase by tax agency/revenue district to use parcel(s) for public purpose

☐ Purchase by nonprofit to use parcel(s) for low-income housing or to preserve open space

Category B: Parcel is *not* currently scheduled for a Chapter 7 tax sale

☐ Purchase by taxing agency for public purpose

☐ Purchase by State, county, revenue district or redevelopment agency for public purpose

☐ Purchase by nonprofit to use parcel(s) for low-income housing or to preserve open space

C. Property Detail

Provide the following information. If more space is needed for any of the criteria, consolidate the information into a separate document (e.g. Exhibit A) and attach accordingly: Reference Attachment 1

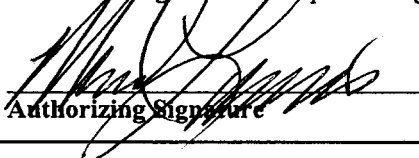
1. County where the parcel(s) is located: _____

2. List each parcel by Assessor's Parcel Number: _____

3. State the purpose and intended use for *each* parcel: _____

D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer



Authorizing Signature

Mayor
Title

April 20, 2005
Date

Attachment "1"

C. Property Detail

1. County where the parcel is located: **County of Los Angeles**
2. List each parcel by Assessor's Parcel Number: **8554-001-013**
3. State the purpose and intended use for each parcel: **The public purpose to which the real property at 4024 Maine Avenue (Assessor Parcel Number 8554-001-013) would be devoted is an important street-widening project, in order to solve the traffic circulation conditions at a key intersection on Maine Avenue in the downtown.**

Statement of Purpose and Intended Use for each Parcel

The public purpose to which the real property at 4024 Maine Avenue (Assessor Parcel Number 8554-001-013) would be devoted is an important street-widening project, in order to solve the traffic circulation conditions at a key intersection on Maine Avenue in the downtown.



Kathryn V. Tizcareno
City Clerk

TRANSMITTAL

Date: May 2, 2005

To: Jack Wong, Director of Community Development/Housing

From: Rosemary M. Ramirez, Chief Deputy City Clerk

Subject: **Consent Calendar Item No. 6 - AGREEMENT TO PURCHASE LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY LOCATED AT 4024 MAINE AVENUE**

Comments: At their meeting held April 20, 2005, the City Council of the City of Baldwin Park **APPROVED CONSENT CALENDAR ITEM NO. 6 - AGREEMENT TO PURCHASE LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY LOCATED AT 4024 MAINE AVENUE** as follows:

The City Council unanimously voted to approve the Agreement to purchase Los Angeles County Tax-Defaulted property pursuant to the Chapter 8 Agreement process for the property located at 4024 Maine Avenue; Assessor's Parcel No. 8554-001-013.

MOTION: Councilmember David J. Olivas

SECOND: Councilmember Bill Van Cleave

ABSENT: None


NOES: None

ABSTAIN: None

MOTION CARRIED

Sent Via: Internal Mail

I, Rosemary M. Ramirez, Chief Deputy City Clerk of the City of Baldwin Park, hereby certify that the foregoing is a true copy of the original documentation, and on record in the official books on file in the City Clerk's Office.



Rosemary M. Ramirez
Chief Deputy City Clerk

City of Baldwin Park

Mission Statement

The mission of Baldwin Park is to provide superior City Services distinguished by its innovative ideas that promote family oriented neighborhoods and successful businesses that enhance the quality of life for our community.

View Enlarged Map

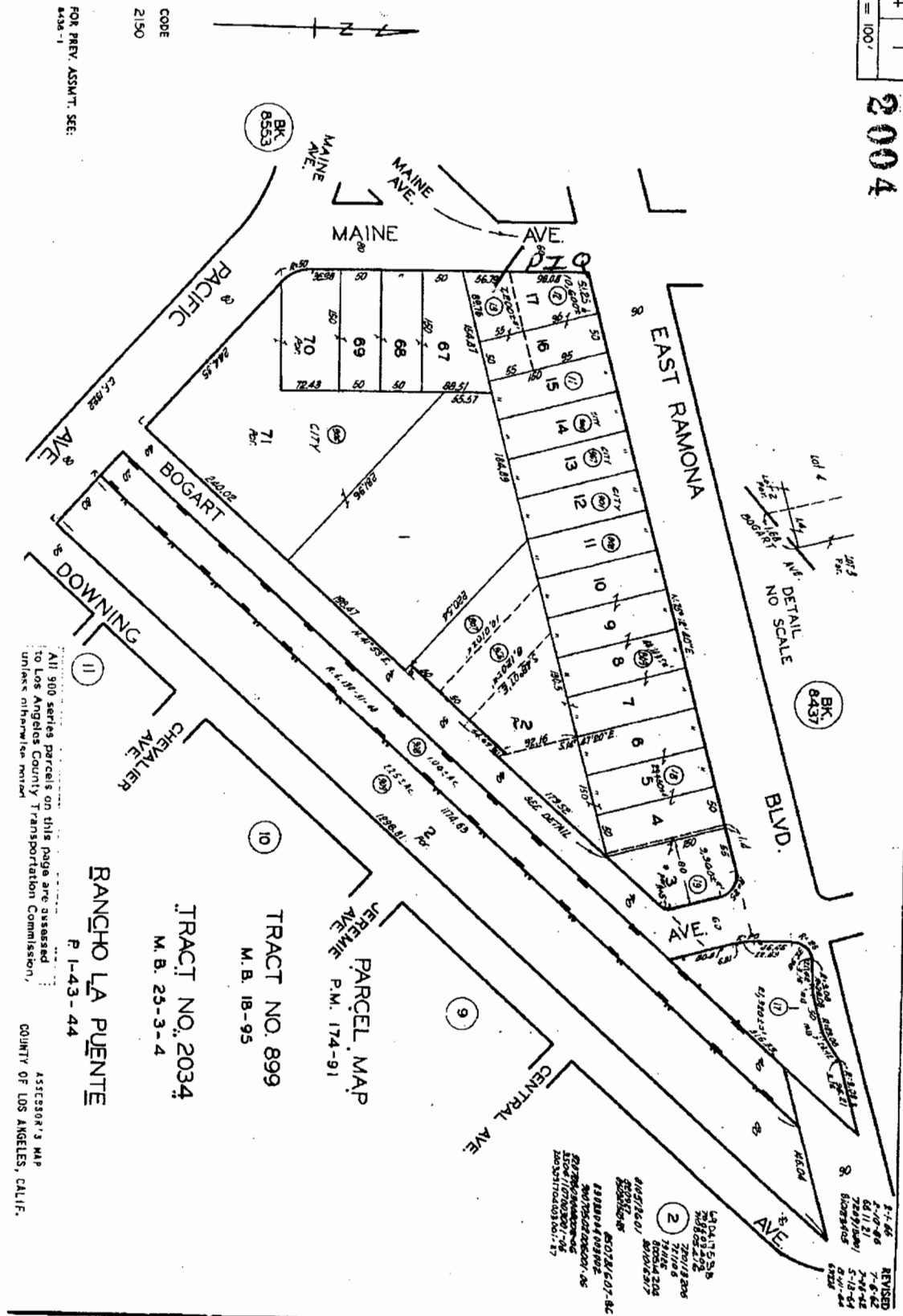
View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor

8554

SCALE 1" = 100'

2004



FOR PREVIEW ASSMT. SEE:

CODE 2150

**AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)**

This Agreement is made this _____ day of _____, 20____, by and between the Board of Supervisors of Los Angeles County, State of California, and the **CITY OF BALDWIN PARK** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. *That the PURCHASER agrees that the real property be used for the public use specified on Attachment "A" of this agreement.*
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

Office of the County Counsel

By 

Principal Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

ZIP: ID:Chptr 8 Pubagency form
Revised 6/24/03

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:
CITY OF BALDWIN PARK

By 

(seal)

ATTEST:

Board of Supervisors
Los Angeles County

By _____
Clerk of the Board of Supervisors

By _____
Chair of the Board of Supervisors

By _____
Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the City of **N/A** hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of N/A

By _____
Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.



Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ____ day of _____, 20__.

By: _____, STATE CONTROLLER

SUPERVISORIAL DISTRICT 1
AGREEMENT NUMBER 2479

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF ACQUISITION</u>
CITY OF BALDWIN PARK	1998	8554-001-013	\$17,983.00*	STREET-WIDENING PROJECT AT A KEY DOWNTOWN INTERSECTION

**LEGAL
DESCRIPTION**

TRACT # 899 SE 55 FT OF LOT 16 AND
SE 55 FT MEASURED ON NE LINE OF
LOT 17

*The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly.

**AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)**

This Agreement is made this _____ day of _____, 20____, by and between the Board of Supervisors of Los Angeles County, State of California, and the **CITY OF BALDWIN PARK** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. *That the PURCHASER agrees that the real property be used for the public use specified on Attachment "A" of this agreement.*
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

Office of the County Counsel

By 
Principal Deputy County Counsel

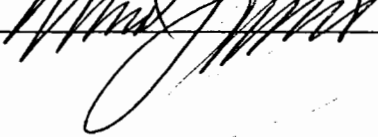
If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

ZIP: ID:Chptr 8 Pubagency form
Revised 6/24/03

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:
CITY OF BALDWIN PARK

By  _____

(seal)

ATTEST:

Board of Supervisors
Los Angeles County

By _____
Clerk of the Board of Supervisors

By _____
Chair of the Board of Supervisors

By _____
Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the City of **N/A** hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of N/A

By _____
Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.


Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ____ day of _____, 20__.

By: _____, STATE CONTROLLER

SUPERVISORIAL DISTRICT 1
AGREEMENT NUMBER 2479

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF ACQUISITION</u>
CITY OF BALDWIN PARK	1998	8554-001-013	\$17,983.00*	STREET-WIDENING PROJECT AT A KEY DOWNTOWN INTERSECTION

**LEGAL
DESCRIPTION**

TRACT # 899 SE 55 FT OF LOT 16 AND
SE 55 FT MEASURED ON NE LINE OF
LOT 17

*The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly.

AGREEMENT NUMBER 2486

CITY OF CALABASAS

THIRD SUPERVISORIAL DISTRICT



CITY of CALABASAS

DISTRICT # 3
AGREEMENT # 2486

December 9, 2004

Ms. Donna Doss
County of Los Angeles, Treasurer and Tax Collector
Kenneth Hahn Hall of Administration
225 North Hill Street, Room #130
P.O. Box 512102
Los Angeles, CA 90051-0102

SUBJECT:

Dear Ms. Doss:

The City of Calabasas wishes to notify you that it opposes the public auction of a tax-defaulted property located in the City of Calabasas, listed below, as per Chapter 7 of the State Revenue and Taxation Code. This property is listed on the 2005A Tax Sale and is described as follows:

- 2072-002-015 (Tract #9435 Ex of St., Lot 7 Block 9) - The minimum bid is \$2,704.00 plus County of Los Angeles administration costs. The purpose of acquiring this property is for open space purposes.

Joyce Parker-Bozylinski, Project Planner has been assigned to this project and can be contacted at (818) 878-4242 ext. 301. The City of Calabasas looks forward to working with County staff in completing this tax-default property transaction.

Sincerely,

Anthony M. Corrales
City Manager

cc: Maureen Tamuri, Community Development Director

26135 Mureau Road
Calabasas, CA 91302-3172
(818) 878-4225
Fax (818) 878-4215

RECEIVED
12-14-04
S. Redini

Application to Purchase Tax-Defaulted Property from County

This application is to be completed by eligible purchasing entities to commence purchase of tax-defaulted property by agreement sale from the county under applicable provisions of the California Revenue and Taxation Code. Please complete the following sections and supply supporting documentation accordingly. Completion of this application does not guarantee purchase approval.

A. Purchaser Information

1. Name of Organization: City of Calabasas
2. Corporate Structure – check the appropriate box below and provide corresponding information:
 - ☐ Nonprofit – provide Articles of Incorporation
 - ☒ Public Agency – provide mission statement (If redevelopment agency, also provide agency survey map)

B. Purchasing Information

Determine which category the parcel falls under and then check the appropriate box as it relates to the purchasing entity's corporate structure and the intended use of the parcel:

Category A: Parcel is currently scheduled for a Chapter 7 tax sale

- ☐ Purchase by tax agency/revenue district to preserve its lien
- ☒ Purchase by tax agency/revenue district to use parcel(s) for public purpose
- ☐ Purchase by nonprofit to use parcel(s) for low-income housing or to preserve open space

Category B: Parcel is *not* currently scheduled for a Chapter 7 tax sale

- ☐ Purchase by taxing agency for public purpose
- ☐ Purchase by State, county, revenue district or redevelopment agency for public purpose
- ☐ Purchase by nonprofit to use parcel(s) for low-income housing or to preserve open space

C. Property Detail

Provide the following information. If more space is needed for any of the criteria, consolidate the information into a separate document (e.g. Exhibit A) and attach accordingly:

1. County where the parcel(s) is located: Los Angeles
2. List each parcel by Assessor's Parcel Number: 2072-002-015
3. State the purpose and intended use for each parcel: Open space purposes

D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer



 Authorizing Signature



 Title

5/16/05

 Date

RESOLUTION NO. 2005-934

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALABASAS APPROVING THE ACQUISITION OF A LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY IN CALABASAS HIGHLANDS IN THE AMOUNT OF \$2,704 PLUS ADMINISTRATION COSTS (ASSESSOR PARCEL NUMBER 2072-002-015)

WHEREAS, the City of Calabasas expresses an interest in acquiring a tax defaulted property from the County of Los Angeles under Chapter 8 of the State Revenue and Taxation Code from the 2005A tax defaulted properties list; and

WHEREAS, the tax defaulted property is located within the Calabasas Highlands area of the City of Calabasas, as described in Exhibit A, attached; and

WHEREAS, the intended purpose of acquisition for the tax defaulted property, as described in Exhibit A, attached is for open space preservation;

WHEREAS, the purchase is consistent with the General Plan including the Open Space Element which calls for the protection of environmental resources and maintenance of an open space system which will conserve natural resources, preserve scenic beauty, promote a healthful atmosphere, and protect public safety.

NOW, THEREFORE, BE IT RESOLVED BY THE City Council of the City of Calabasas as follows:

SECTION 1. That the City of Calabasas expresses an interest in acquiring the tax defaulted property described in Exhibit A, attached, from the County of Los Angeles.

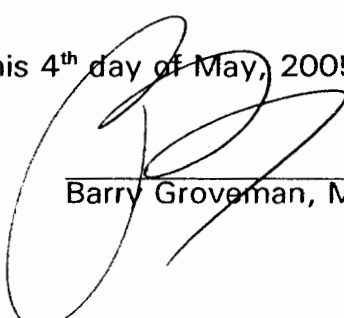
SECTION 2. That City staff is authorized to proceed with the acquisition of this tax defaulted property through the Los Angeles County Tax Collector's office.

The City Clerk shall certify to the adoption of this Resolution and shall cause the same to be processed in the manner required by law.

PASSED, APPROVED AND ADOPTED, this 4th day of May, 2005.

ATTEST:


Robin Parker, City Clerk


Barry Groveman, Mayor

APPROVED AS TO FORM:

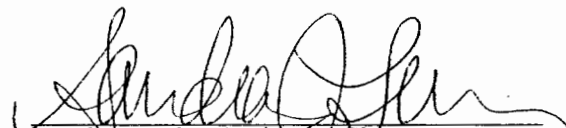
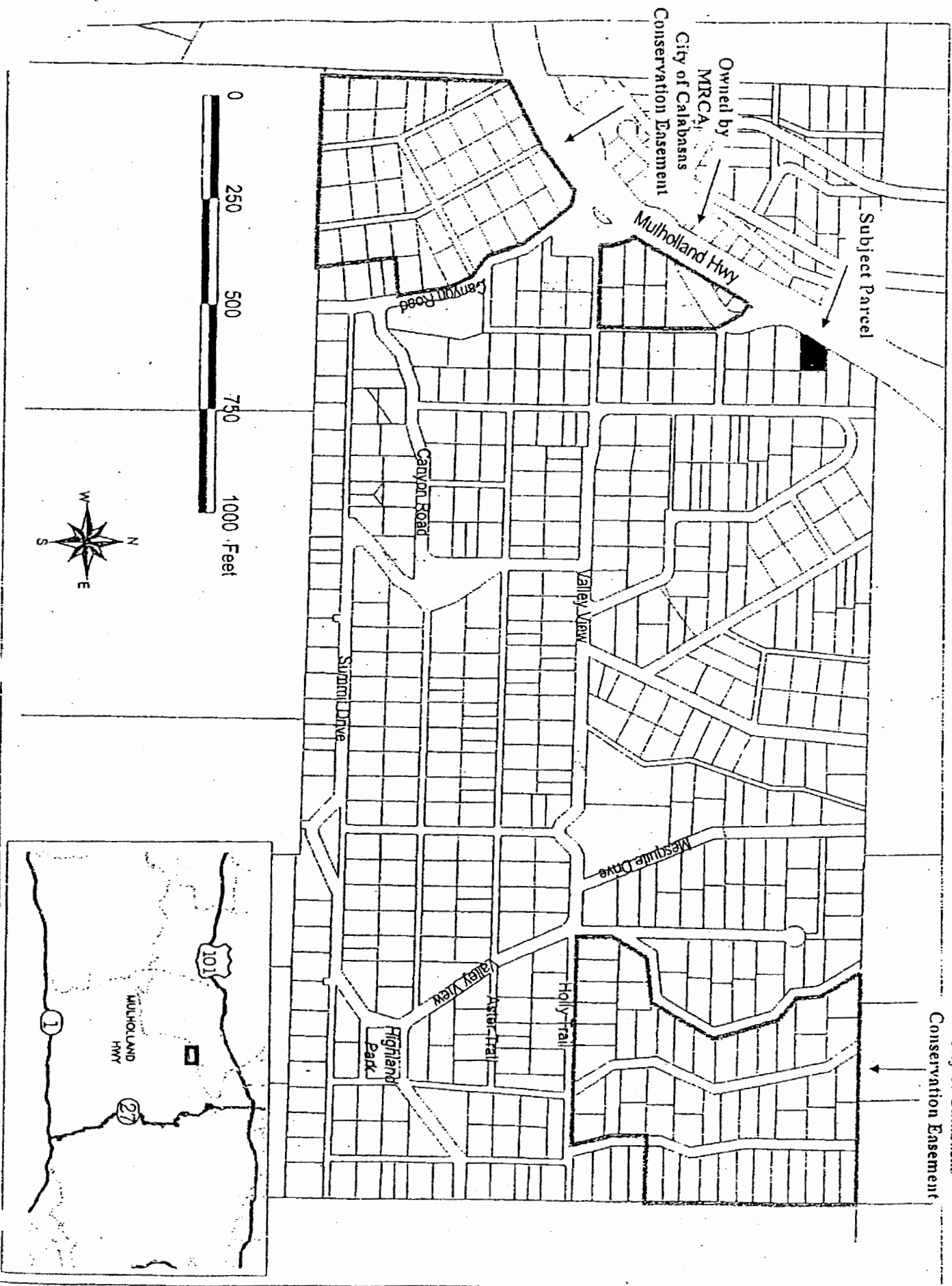

Sandra Levin, Assistant City Attorney

EXHIBIT A - CALABASAS HIGHLANDS - TAX DEFAULT PROPERTY



STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF CALABASAS)

I, **ROBIN PARKER**, City Clerk of the City of Calabasas, California, **DO HEREBY CERTIFY**
that the foregoing resolution, being **Resolution No. 2005-934** was duly adopted by the City
Council of the City of Calabasas, at a regular meeting of the City Council held May 4, 2005
and that it was adopted by the following vote, to wit:

AYES: Mayor Groveman, Mayor pro Tem Washburn, Councilmembers Bozajian, Maurer,
 Wolfson.

NOES: None.

ABSTAIN: None.

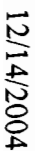
ABSENT: None.

A handwritten signature in cursive script that reads "Robin Parker". The signature is written in dark ink and is positioned above a horizontal line.

Robin Parker, City Clerk
City of Calabasas, California

2072	2	SCALE 1" = 100'	TRA	10880	10897	OFFICE OF ASSESSOR
			10918	10925	10914	COUNTY OF LOS ANGELES
		P.A. 2088-18 & 19	10919	10991	12318	
		P.A. 2072-2186	10924	10992	12319	

9006 2502001001-
916085004 004001-
90001402005 0040-
900008 2504012001-02
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[illegible]

**AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)**

This Agreement is made this _____ day of _____, 20____, by and between the Board of Supervisors of Los Angeles County, State of California, and the **CITY OF CALABASAS** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

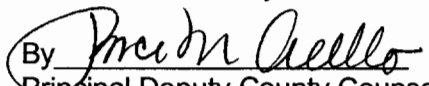
The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. *That the PURCHASER agrees that the real property be used for the public use specified on Attachment "A" of this agreement.*
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

Office of the County Counsel

By 
Principal Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

ZIP: ID:Chptr 8 Pubagency form
Revised 6/24/03

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST: Robin Parker
CITY OF CALABASAS

By 

(seal)

ATTEST:

Board of Supervisors
Los Angeles County

By _____
Clerk of the Board of Supervisors

By _____
Chair of the Board of Supervisors

By _____
Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the City of **N/A** hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of N/A

By _____
Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.


Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ____ day of _____, 20____.

By: _____, STATE CONTROLLER

SUPERVISORIAL DISTRICT 3
AGREEMENT NUMBER 2486

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF AQUSITION</u>
CITY OF CALABASAS	1998	2072-002-015	\$2,927.00*	OPEN SPACE PURPOSES

**LEGAL
DESCRIPTION**

TRACT # 9435 EX OF ST
LOT 7 BLK 9

The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly.

**AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)**

This Agreement is made this _____ day of _____, 20____, by and between the Board of Supervisors of Los Angeles County, State of California, and the **CITY OF CALABASAS** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

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APPROVED AS TO FORM:

Office of the County Counsel

By 
Principal Deputy County Counsel

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0§§3791, 3791.3 3793 R&T Code

ZIP: ID:Chptr 8 Pubagency form
Revised 6/24/03

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:

CITY OF CALABASAS

By



(seal)

ATTEST:

Board of Supervisors
Los Angeles County

By

Clerk of the Board of Supervisors

By

Chair of the Board of Supervisors

By

Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the City of N/A hereby agrees to the selling price as provided in this agreement.

ATTEST:

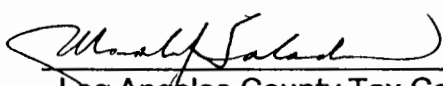
City of N/A

By

Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.


Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ____ day of _____, 20____.

By: _____, STATE CONTROLLER

AGREEMENT NUMBER 2486

SUPERVISORIAL DISTRICT 3
AGREEMENT NUMBER 2486

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF AQUISITION</u>
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DESCRIPTION**

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